

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Holly Neighborhood Plan

CASE#: NPA-2010-0010.01

PC DATE: November 9, 2010
December 14, 2010
January 11, 2011

ADDRESS/ES: 2110 E. 2nd Street

SITE AREA: 0.146 acres

APPLICANT: Cristo Rey Catholic Church (Rev. Jayme Mathias)

OWNER: Roman Catholic Diocese of Austin, Texas

AGENT: DAVCAR Engineering (Thomas Duvall, P.E.)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Office

Base District Zoning Change

Related Zoning Case: C14-2010-0135

From: SF-3-NP

To: GO-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

PLANNING COMMISSION RECOMMENDATION: On January 11, 2011, the motion for an indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

NOTE: A January 6, 2011 letter from Rev. Jayme Mathias requesting the indefinite postponement is on page four of this report.

STAFF RECOMMENDATION: Not Recommended

BASIS FOR RECOMMENDATION: The plan amendment request does not support the following Goals, Objectives, and Action Items in the Holly Neighborhood Plan:

Land Use

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**Goal 1: Promote a variety of housing options for a mixture of different incomes.**

**Objective 1.1: Preserve historic/older homes.**

**Action Item 1.1.1: Complete historic survey of structures in the Holly area and determine historic resources in the neighborhood. (mixed opinions on this issues - need more discussion)  
- Transportation Planning Department (Historic Preservation)**

**Objective 1.2: Preserve existing affordable housing.**

**Objective 1.3: Increase affordable housing opportunities for both home ownership and rental.**

**Objective 1.4: Maintain and increase housing opportunities for low income workers.**

**Objective 1.6: Encourage home repairs.**

**Goal 2: Encourage opportunities to address compatibility between different residential, commercial and industrial uses.**

**Objective 2.1: Retain adjacent commercial and industrial uses within the Commercial Mixed Use District.**

**Objective 2.2: Restrict intensive commercial/industrial uses from residential area of neighborhood.**

**Objective 2.3: Restrict incompatible uses in residential areas**

## Transportation

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**Objective 6.4: Ensure existing and new developments have appropriate amounts of parking.**

## Neighborhood Character

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**Goal 7: Preserve the neighborhood's historical and cultural character.**

**Objective 7.1: Preserve the neighborhood's culture.**

**Analysis:** Rezoning the property to Office encroaches into an established residential district.

**BACKGROUND:** The plan amendment and zoning case was filed on July 29, 2010, during the open application period for City Council-approved neighborhood planning areas located on the east side I.H.-35.

The Holly Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 13, 2001. The boundaries for the planning area are East 7th Street on the north, Pleasant Valley on the east, Town Lake on the south, and Chicon Street on the west.

The applicant proposes to rezone the property to build a church office building, with the majority of the required parking located across the street on church property zoned GO-CO-NP. The two temporary buildings across the street on the property zoned GO-CO-NP will be removed.

The existing home on the property received a relocation permit from the Historic Landmark Commission on October 25, 2010. The house does not qualify for Historic Landmark designation.

**PUBLIC MEETINGS:** Approximately 206 notices were mailed to residents and property owners who live within 500 feet of the property notifying them of the plan amendment meeting held on Wednesday, September 1, 2010. Seventy-six people attended the meeting.

After the applicant's agent explained the Church's plans for the property, as stated above, many of the attendees were concerned that their property taxes would increase if 2110 E. 2<sup>nd</sup> Street were up-zoned to office zoning. The agent responded that his understanding of Travis County Appraisal District valuation of property is that residential property values are compared to other residential properties, not to commercial or office properties.

Other attendees noted that church parishioners park all over the neighborhood and the additional parking would be needed.

The Holly Neighborhood Planning area does not have a planning contact team. At the meeting, staff distributed forms for the attendees to mark whether they supported the plan amendment/zoning change application or not. Thirty-nine people said they supported the change, ten people did not support it, and three people did not mark on their form.

**CITY COUNCIL DATE:**

December 16, 2010    **ACTION:** Postponed to February 10, 2011 (Vote 6-0-1, Cole off the dias)

February 11, 2011    **ACTION:** (PENDING)

**CASE MANAGER:** Maureen Meredith

**PHONE:** 974-2695

**EMAIL:**      maureen.meredith@ci.austin.tx.us



Iglesia Católica de  
**CRISTO REY**  
Catholic Church  
"Tu Casa"

**Personal Parroquial**  
Parish Staff

Rev. Jayme Mathias  
Pastor / Pastor

Rev. Facundo Medina Blanco  
Vicario Parroquial / Parochial Vicar

Rev. Señor Agapito López  
Oficio / Deacon

Hna. Elizabeth Z. Villanova, FMA  
Administradora / Superiora

Hna. M. Guadalupe Medina, FMA  
Educación Religiosa / Religious Education

Hermilo J. Jimes  
Comunicación Parroquial / Stewardship

Berilo Guerrero, Jr.  
Desarrollo / Institutional Advancement

Michelle Rodríguez  
Administradora / Administrator

Ángela Godínez  
Recepción / Receptionist

Rubén Socio & Tito Carrillo  
Instituciones / Facilities

**Consejo Pastoral**  
Pastoral Council

Ricardo Álvarez  
Movimiento Campo de Seguridad

Honorio Barrera  
Jóvenes Unidos para Cristo Rey

Della León  
Cafetería Misericordia

Esther Hernández  
Comunicación Social / Media

Elin & María Palacios  
Admisión / Admissions

Manuel & Marcos Pérez  
Movimiento Familiar Cristiano

José & Isabel Ramírez  
Cristo Resucita Su Parroquia

Yolanda Villanueva  
Grupo de Oración

**Consejo Financiero**  
Finance Council

Daniel Carreras  
Tesorero / Treasurer

Ramón Carrasquillo  
Carrasquillo Asociados

John Chionis  
Chionis Interests, L.L.C.

Roy Gómez  
Shoreline & Sandy's

Pedro Kautzman  
Piedra, L.L.C.

Hilbert Meltonado  
Hilbert's Burgers

John McDaniel  
Tany McDaniel & Company

Helen Morales  
International Bank of Commerce

Barbara Rivera  
Internal Revenue Service

**Oficina del Párroco**  
Office of the Pastor

January 6, 2011

Dear Members of the Planning Commission of the City of Austin,

*Having consulted with City Planning Staff, I write to respectfully request the indefinite postponement of the hearing for rezoning of our property at 2110 East Second Street, presently scheduled for January 11, 2011.*

Our parish's finance council is presently working with the Diocese of Austin to assess our financial condition, in light of the present economy and our financial performance during 2010. As recently as yesterday afternoon, our parish administrator and I met with representatives of the Diocese of Austin to discuss the impact of the present economy on Catholic communities like ours.

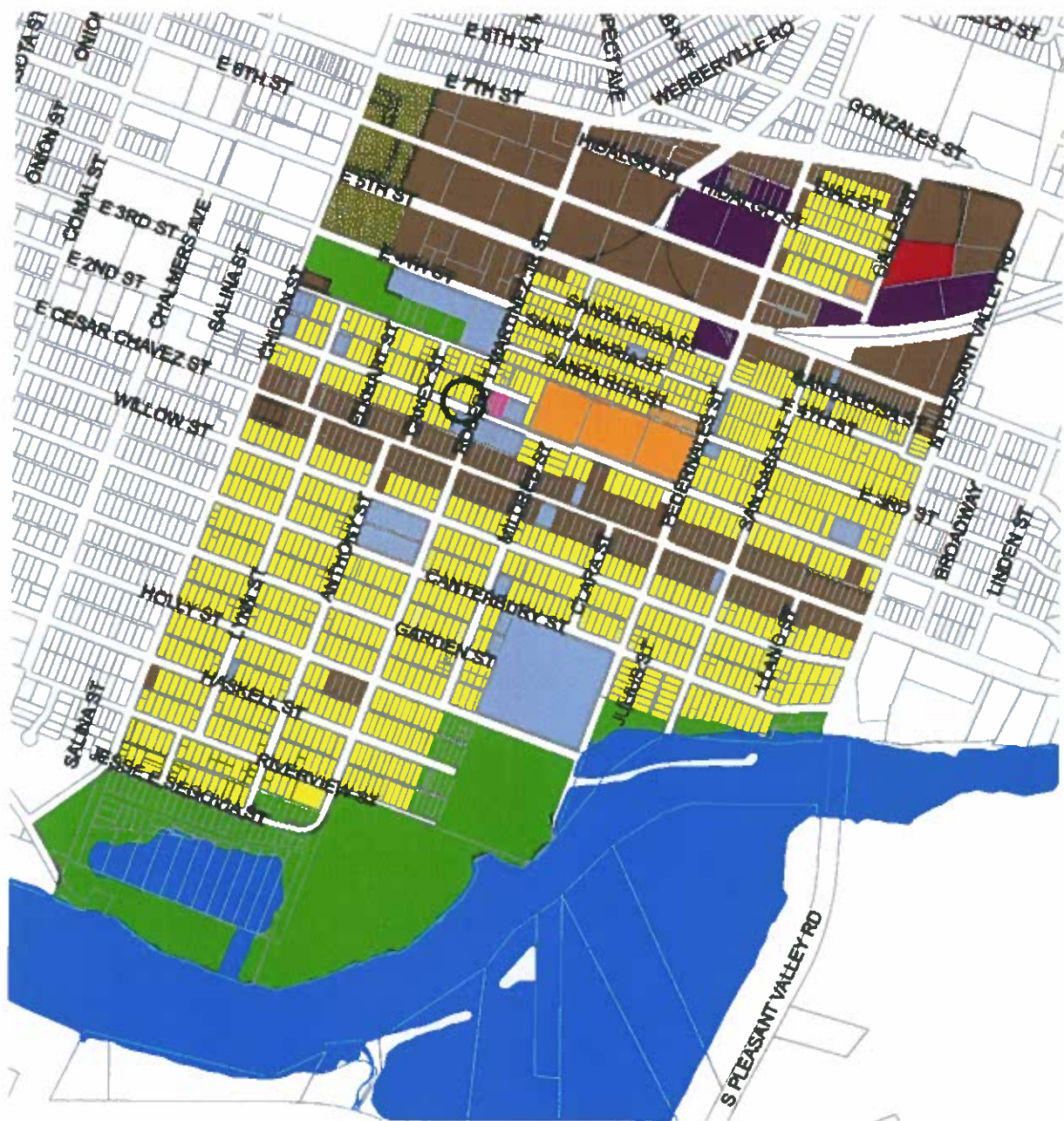
Our parish administrator is presently working to close our books for the 2010 fiscal year, at which time our finance council will meet to review our financial statements. Our finance council will then share its findings with our parish's pastoral council. Representatives of both the finance and pastoral councils will then meet with representatives of the Diocese of Austin, so as to discern whether it is in our best interest as a parish and as a diocese to move forward with this case for rezoning our property at 2110 East Second Street at this time. Based on conversations with City Planning Staff we understand that an indefinite postponement is limited to 180 days. We do not anticipate requiring more time than this, and we understand we will be required to withdraw our application for rezoning if the 180 day timeline is exceeded.

I thank you in advance for your consideration of this request, and I look forward to speaking with you about the great community support for this project of rezoning 2110 East Second Street. To date, more than 2,700 persons have submitted letters of support. We have been successful in contacting 87.5% of all neighbors who live within 200 feet of this property, and 95.2% of these persons have submitted to us letters of support for this project.

I trust you will not hesitate to contact me with any questions regarding the present request.

Sincerely,

Rev. Jayme Mathias  
Pastor



## Holly Neighborhood Planning Area Future Land Use Map

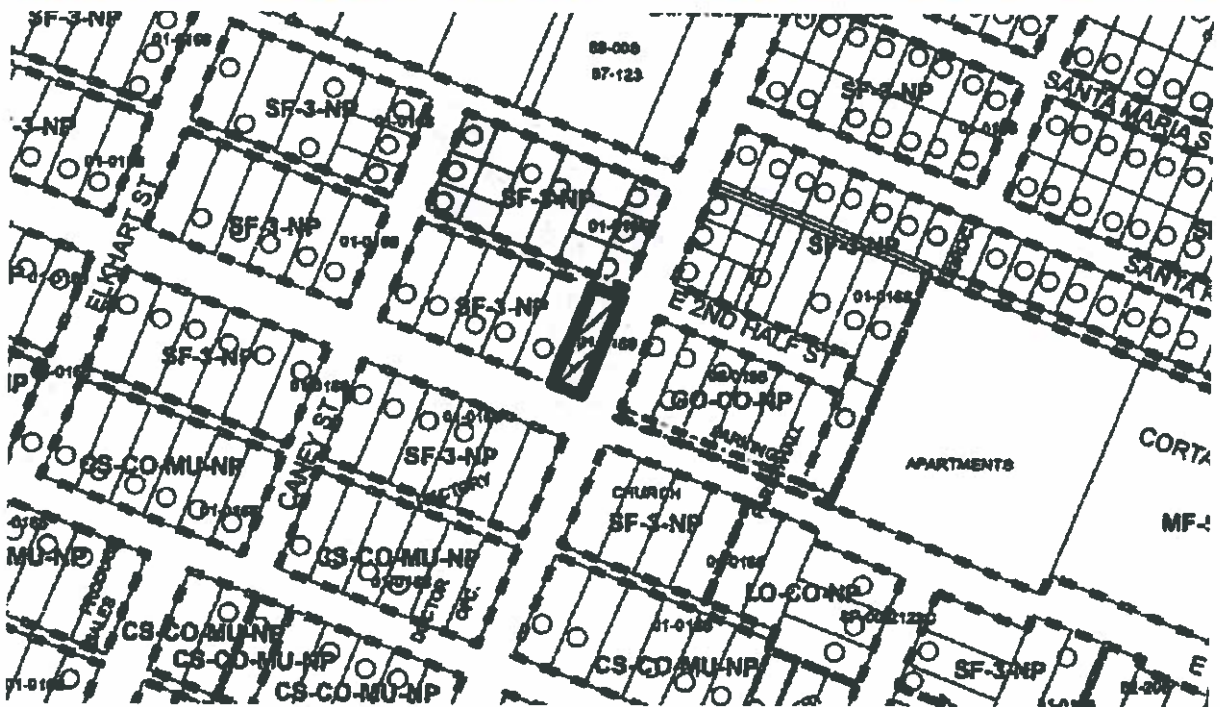
PDRD  
Neighborhood Planning  
November 28, 2001

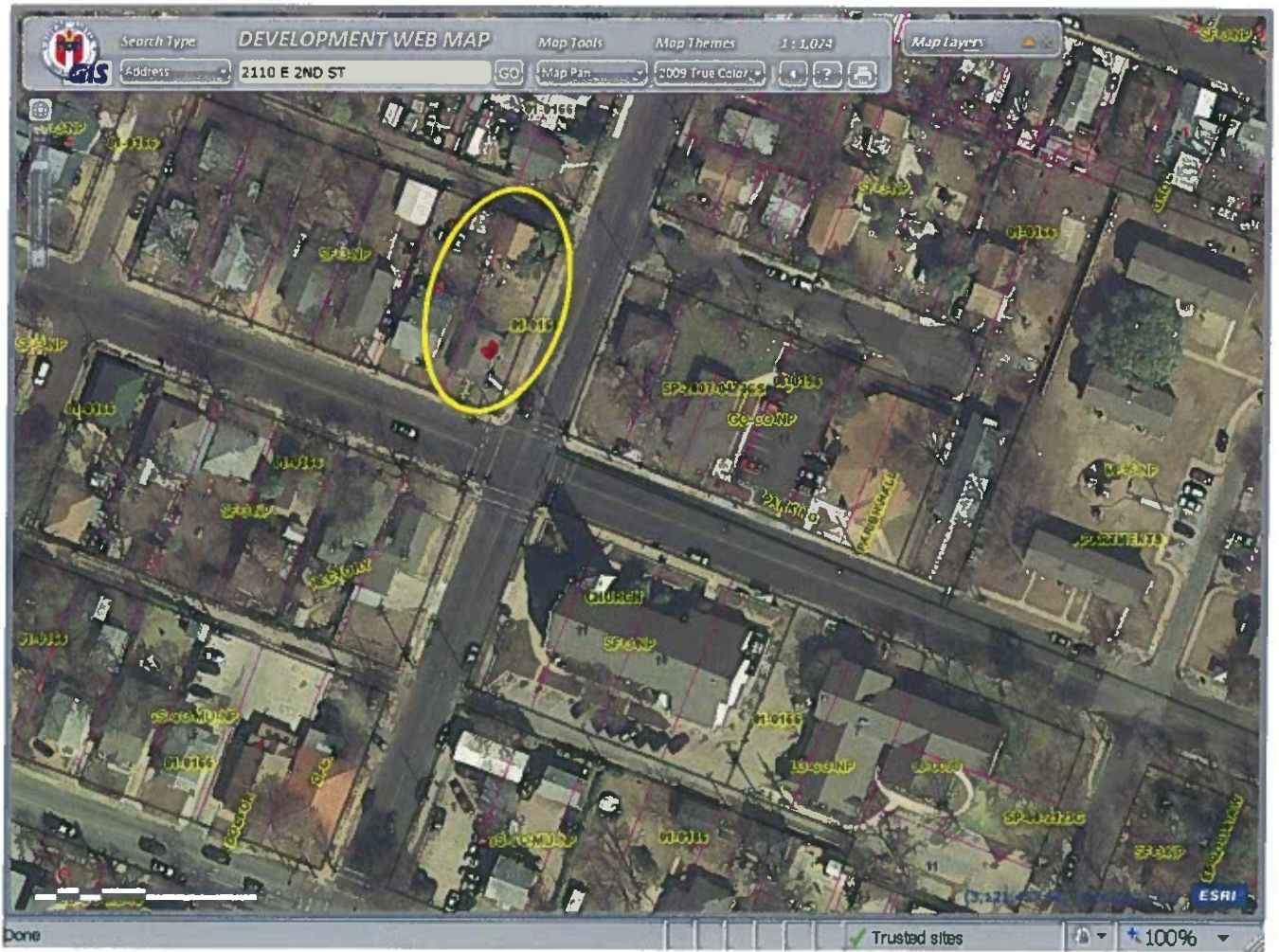
A comprehensive plan shall not  
constitute zoning regulations or  
establish zoning district boundaries.



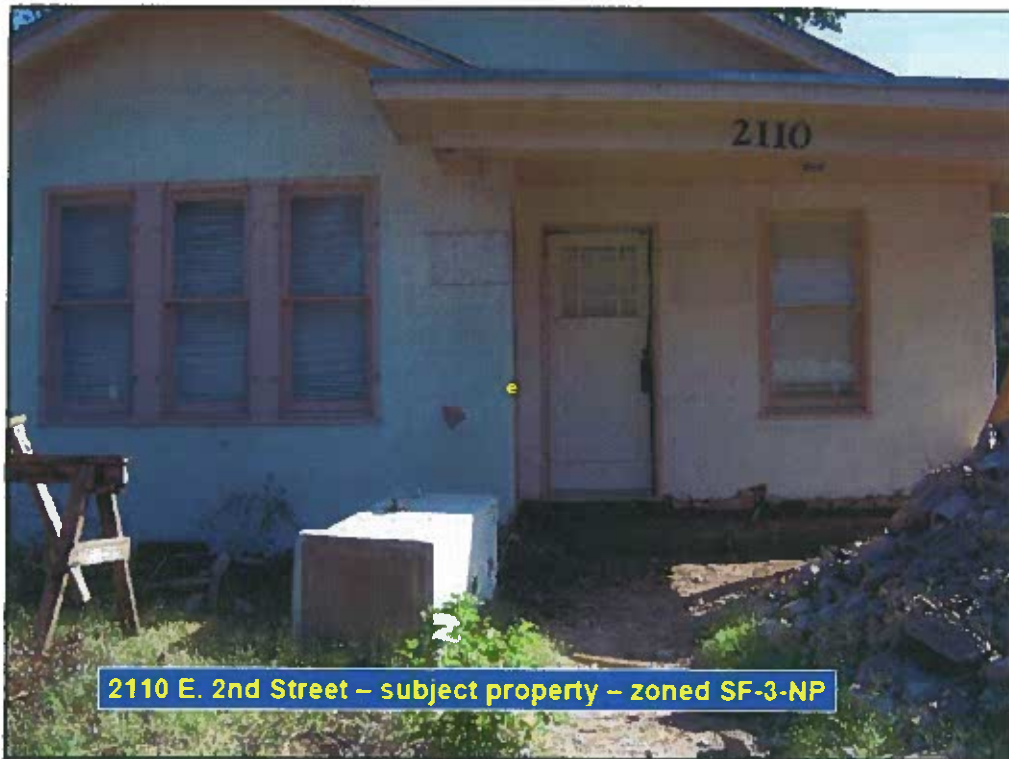
| FLUM Categories |                              |
|-----------------|------------------------------|
| Single-Family   | Transit Oriented Development |
| Multifamily     | Office                       |
| Commercial      | Industry                     |
| Mixed Use       | Civic                        |
|                 | Recreation & Open Space      |







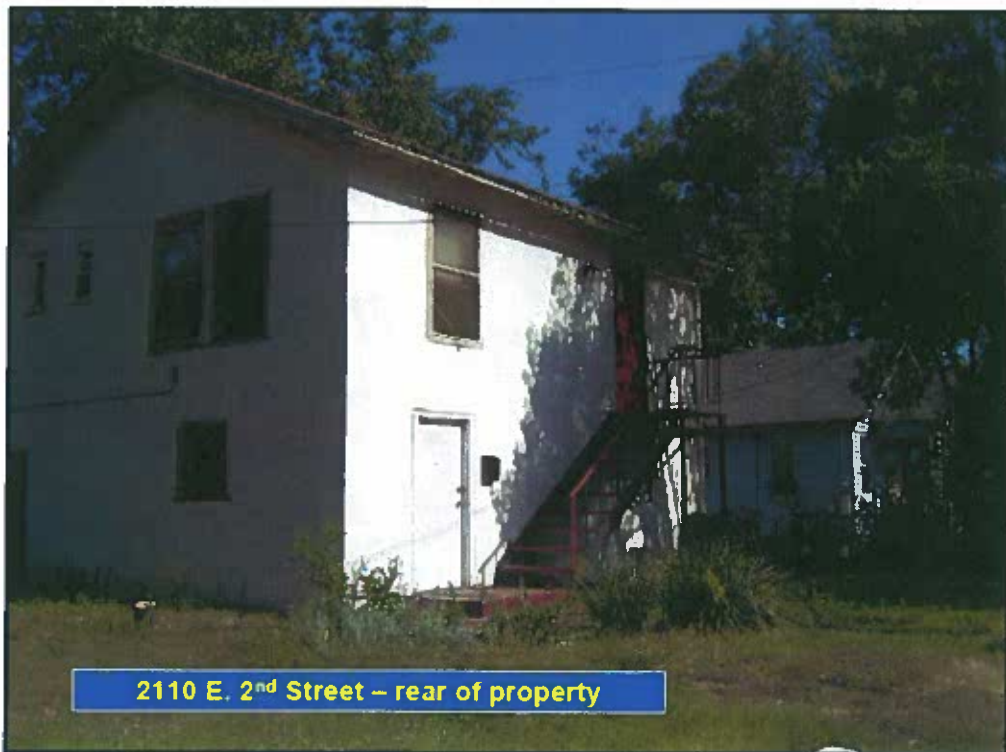








**2110 E. 2<sup>nd</sup> Street - Middle of property**



**2110 E. 2<sup>nd</sup> Street – rear of property**

